

Unit N-604 - Addison on the Ocean (North & South)

N-604 - 1500 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	RX-10915664
Status:	Active
Size:	2,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building
View:	Intracoastal,Ocean
List Price:	\$3,225,000
List PPSF:	\$1,402
Valuated Price:	\$2,451,000
Valuated PPSF:	\$1,137

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	172
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

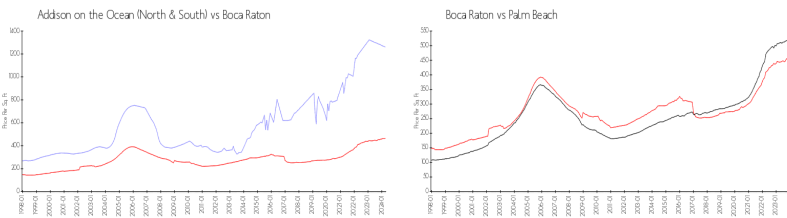
Building Association Information

Addison Condominium Association
 1500 S Ocean Boulevard
 Boca Raton, FL33432-8529
 (561) 395-3848

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	3,300 sq ft	May 2024	\$3,350,000	\$1,015
804	2,300 sq ft	May 2024	\$2,150,000	\$935
1402	3,070 sq ft	Feb 2024	\$2,650,000	\$863

Market Information



Addison on the Ocean (North & South):	\$1261/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Addison on the Ocean (North & South)	2%
Boca Raton	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Addison on the Ocean (North & South)	n/a
Boca Raton	57 days
Palm Beach	56 days